

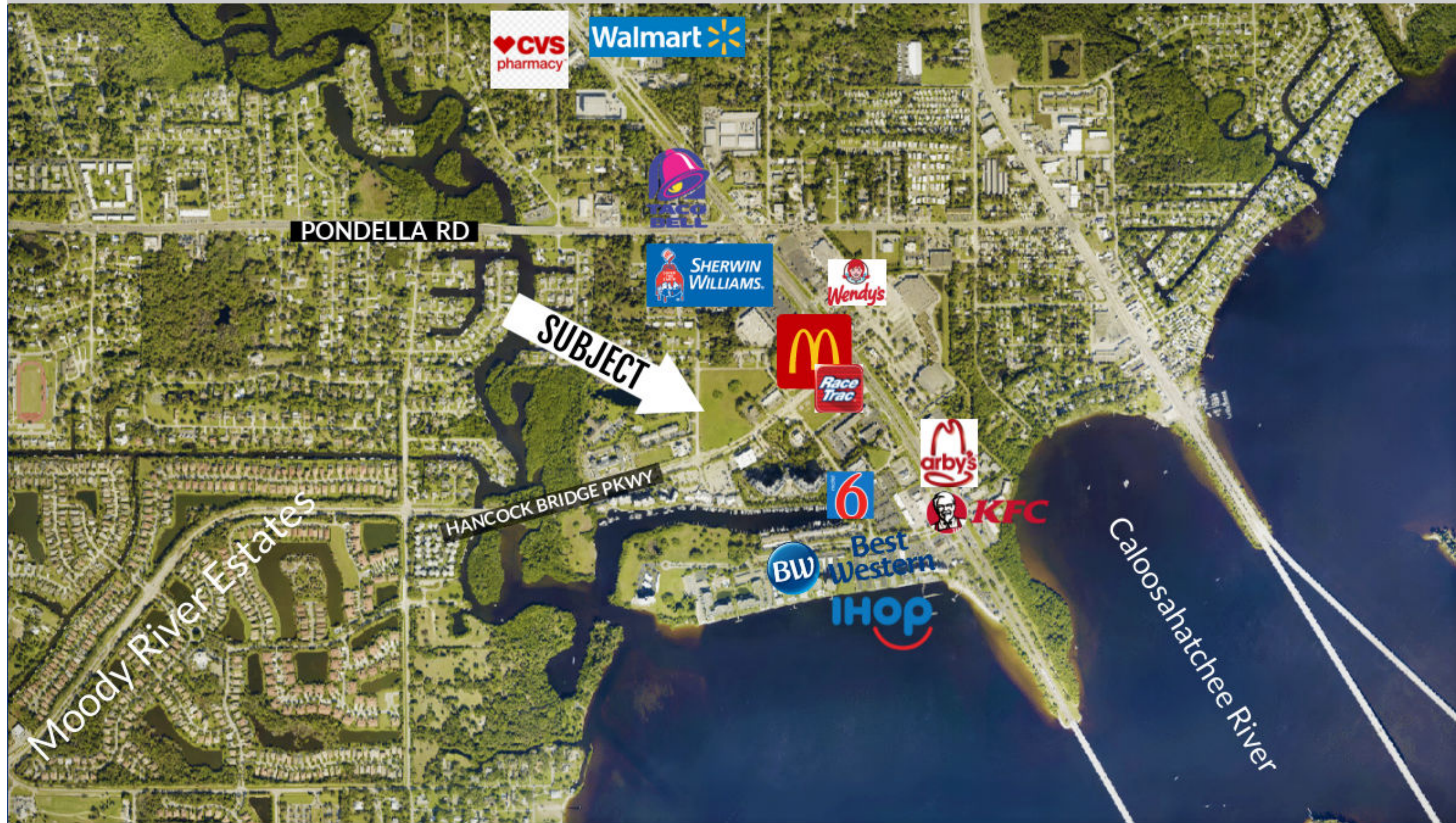
RARE PRIME DEVELOPMENT SITE

BUILD MULTIPLE 12 STORY HIGH RISE CONDO BUILDINGS W/ RIVER VIEWS AVAILABLE APPROVED FOR 180+ UNITS W/ ROOM FOR RETAIL SHOPS, RESTAURANTS, ROOFTOP GARDEN BARS, AND MORE!

FOR SALE



3479 HANCOCK BRIDGE PKWY NORTH FORT MYERS, FL 33903



HIGHLIGHTS

- City encourages a mixed use development scheme, including high rise condo buildings, retail, and more.
- Prime location in the intensive development future land use category and commercial corridor.
- One of the last remaining undeveloped commercial plots on Hancock Bridge Pkwy.
- Multiple access points with plenty of road frontage.
- Build up to 12 stories high, approved for 180+ units in a high demand area.

DEMOGRAPHICS

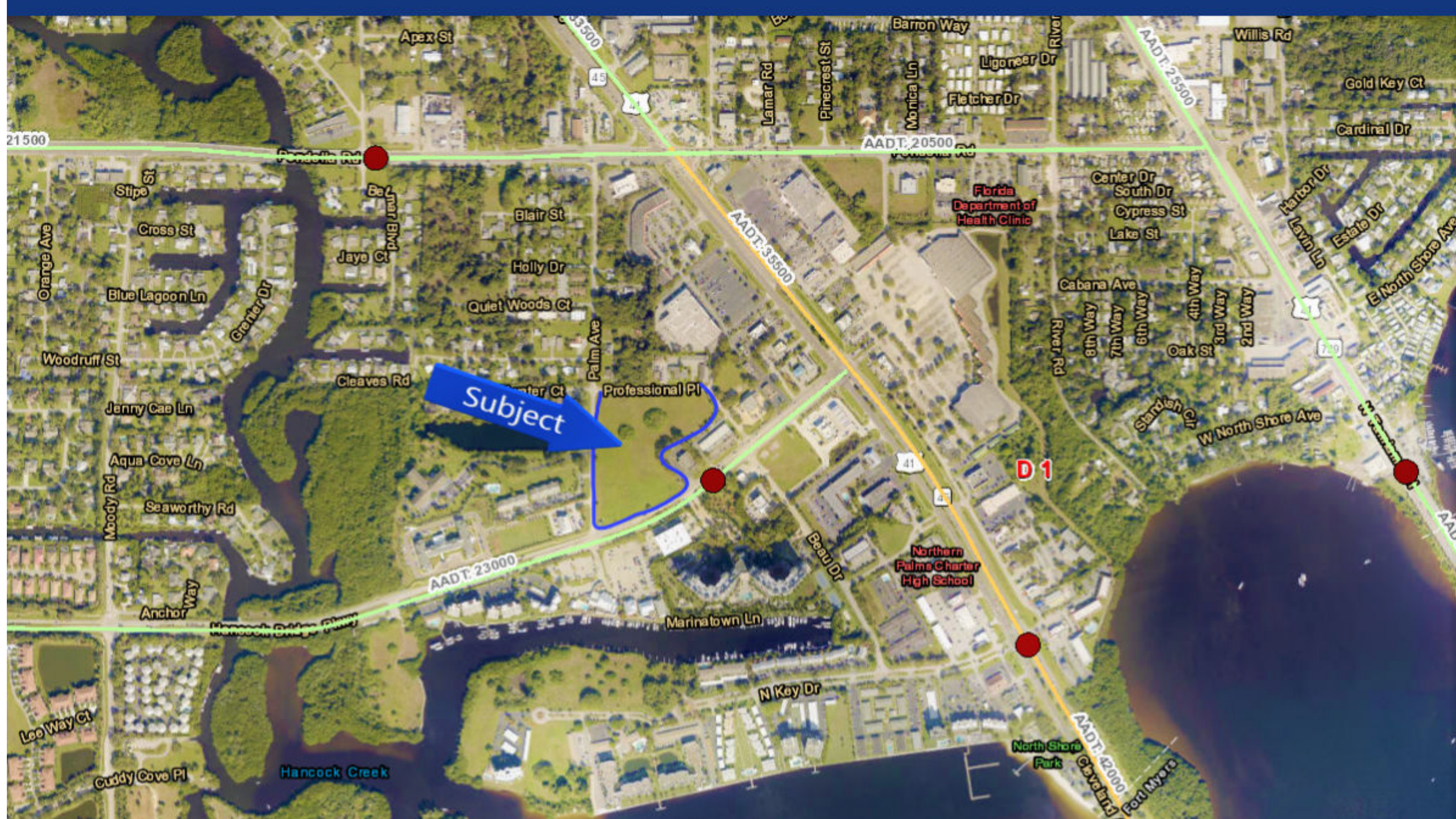
2021

	1 Mile	3 Miles	5 Miles
Est. Population	4,976	51,023	145,457
Est. Households	2,447	23,069	59,422
Avg Household Income	\$69,160	\$65,862	\$64,073
Avg. Medium HH Income	\$51,150	\$48,137	\$49,241
Avg. HH Spending	\$26,213	\$25,280	\$25,527
Annual Pop Growth 21-'26'	1.73%	1.61%	1.57%

CONTACT

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